

In Re:  
Jorge Nieves,  
Debtor

Case No.: 17-12247  
Chapter: 13  
Judge: Michael B. Kaplan

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**NOTICE OF PROPOSED PRIVATE SALE**

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Keith D. Sklar, Esq., attorney for Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

CLERK UNITED STATES BANKRUPTCY COURT  
CLARKSON S. FISHER FED. COURTHOUSE  
402 E. STATE STREET, ROOM 2  
TRENTON, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan, Chief Judge on August 4, 2020 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 E. State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Apartment and storefront connected to the same located at 202 Perry Street, Trenton, NJ 08618

Proposed Purchaser:

Samuel Lopez  
207 N. Brook Drive, Milltown, NJ 08850

Sale price:

\$245,000

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Keller Williams Real Estate

Amount to be paid: 3% commission due to listing agent

Services rendered: List property, secure buyer, prepare documents and close title

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Keith D. Sklar, Esq., c/o Law Offices of Sklar Smith-Sklar, LLC  
Address: 1901 N. Olden Avenue, Suite 22, Ewing, NJ 08618  
Telephone No.: (609) 882-9800 Fax: (609) 538-1399 email: mail@njpalaw.com

United States Bankruptcy Court  
District of New JerseyIn re:  
Jorge E. Nieves, Jr.  
DebtorCase No. 17-12247-MBK  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 43

Date Rcvd: Jul 09, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 11, 2020.

db +Jorge E. Nieves, Jr., 3 Manor House Drive, Ewing, NJ 08638-1727  
r +Anna Appolonia, Hertiage House Sotheby's Int't. Realty, 38 Main Street,  
Holmdel, NJ 07733-2106  
lm +++DITECH MORTGAGE, 332 MINNESOTA ST STE E610, SAINT PAUL MN 55101-1311  
(address filed with court: Ditech Mortgage, 332 Minnesota State, Suite 610,  
Saint Paul, MN 55101)  
r +James Lessing, Gloria Nilson & Co., 2346 Route 33, Suite 107,  
Robbinsville, NJ 08691-1419  
r #+Marva Morris, Gloria Nilson & Co. Real Estate, 2346 Route 33, Suite 107,  
Robbinsville, NJ 08691-1419  
516630131 +Allen Gorski, Esq., 311 Whitehorse Ave., Suite A, Trenton, NJ 08610-1430  
516630132 +B&B Collections, Inc., PO Box 2137, Toms River, NJ 08754-2137  
516630133 +Capital Health System, Attn: Patient Accounts, 1 Capital Way, Pennington, NJ 08534-2520  
516630134 +Capital Health System, Attn: Patient Accountns, 1 Capital Way, Pennington, NJ 08534-2520  
516767872 Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701  
516630135 +Capital Pathology, PO Box 789292, Philadelphia, PA 19178-9292  
516630136 +Children's Specialized Hospital, PO Box 15391, Newark, NJ 07192-5391  
516630137 +Comprehensive Sleep Associates of NJ, PO Box 8500-9052, Philadelphia, PA 19178-0001  
516630138 +Credit Control, LLC, PO Box 488, Hazelwood, MO 63042-0488  
516630139 +D&S LTD, 13809 Research Blvd., Suite 800, Austin, TX 78750-1211  
516630140 +++DITECH, 332 MINNESOTA ST STE E610, SAINT PAUL MN 55101-1311  
(address filed with court: Ditech, 332 Minnesota State Suite 610, Saint Paul, MN 55101)  
516630141 +Ewing township sewer taxes, 2 Jake Garzio Drive, Ewing, NJ 08628-1544  
516642514 +Gorski & Knowlton PC, 311 Whitehorse Avenue, Suite A, Hamilton, NJ 08610-1430  
516630143 +I.C. System, Inc., PO box 64373, Saint Paul, MN 55164-0373  
516630145 +Kols/capone, N56 W 17000 Ridgewood Drive, Menomonee Falls, WI 53051-5660  
516630146 +Laboratory Corp of America Holdings, PO Box 2240, Burlington, NC 27216-2240  
516630147 +Merchants & Medical Creditr Corp., 6324 Taylor Drive, Flint, MI 48507-4685  
516630148 +Norma Lilia Chagoya-Garcia, 3 Manor House Drive, Trenton, NJ 08638-1727  
516630149 +Northland Group, PO Box 129, Thorofare, NJ 08086-0129  
516630150 +Ocean Home Health, QMES New Jersey Region, PO Box 71413, Philadelphia, PA 19176-1413  
516630151 +Pleuse, Becker and Saltzman, Attys for BNY/Mellon, 20000 Horizon Way, Suite 900,  
Mount Laurel, NJ 08054-4318  
516630152 +State of New Jersey, DCA BHI DORES, PO Box 662, Trenton, NJ 08646-0662  
516630154 Sweeney and Sheehan attys for Aguilar, John M. Corcoran, Esq., Sentry Office Plaza,  
216 Haddon Avenue, Suite 500, Sewell, NJ 08080  
516880103 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YO, c/o Ditech Financial LLC, PO Box 6154,  
Rapid City, SD 57709-6154  
517226662 +The Bank of New York Mellon, PROBER & RAPHAEL, A LAW CORPORATION,  
20750 Ventura Boulevard, Suite 100, Woodland Hills, California 91364-6207  
517261723 +The Bank of New York Mellon, et al, c/o Carrington Mortgage Services, LLC,  
1600 South Douglass Road, Anaheim, CA 92806-5948  
517261724 +The Bank of New York Mellon, et al, c/o Carrington Mortgage Services, LLC,  
1600 South Douglass Road, Anaheim, CA 92806, The Bank of New York Mellon, et al,  
c/o Carrington Mortgage Services, LLC 92806-5948  
516630155 +Trident Asstt, 53 Perimeter Ctr E Ste 4, Atlanta, GA 30346-2294  
516630157 +United States Attorney General, US Department of Justice, Ben Franklin Station,  
PO Box 683, Washington, DC 20044-0683

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Jul 09 2020 23:31:27 U.S. Attorney, 970 Broad St.,  
Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
smg +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Jul 09 2020 23:31:25 United States Trustee,  
Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
Newark, NJ 07102-5235  
cr E-mail/Text: sbse.cio.bnc.mail@irs.gov Jul 09 2020 23:30:52 Internal Revenue Service,  
955 South Springfield Avenue, Building A, Springfield, NJ 07081  
516756014 E-mail/PDF: resurgentbknofications@resurgent.com Jul 09 2020 23:38:01  
Ashley Funding Services, LLC, c/o Resurgent Capital Services, PO Box 10587,  
Greenville, SC 29603-0587  
516874894 E-mail/PDF: resurgentbknofications@resurgent.com Jul 09 2020 23:38:38  
Ashley Funding Services, LLC its successors and, assigns as assignee of Laboratory,  
Corporation of America Holdings, Resurgent Capital Services, PO Box 10587,  
Greenville, SC 29603-0587  
516677628 +E-mail/PDF: gecsedirecoverycorp.com Jul 09 2020 23:37:48 Synchrony Bank,  
c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
516870872 +E-mail/PDF: gecsedirecoverycorp.com Jul 09 2020 23:37:47 Synchrony Bank,  
c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021  
517261724 +E-mail/Text: BKBCNMAIL@carringtonms.com Jul 09 2020 23:30:35  
The Bank of New York Mellon, et al, c/o Carrington Mortgage Services, LLC,  
1600 South Douglass Road, Anaheim, CA 92806, The Bank of New York Mellon, et al,  
c/o Carrington Mortgage Services, LLC 92806-5948

District/off: 0312-3

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 43

Date Rcvd: Jul 09, 2020

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center (continued)

517261723 +E-mail/Text: BKBCNMAIL@carringtonms.com Jul 09 2020 23:30:35  
The Bank of New York Mellon, et al, c/o Carrington Mortgage Services, LLC,  
1600 South Douglass Road, Anaheim, CA 92806-5948  
516630156 +E-mail/Text: usanj.njbankr@usdoj.gov Jul 09 2020 23:31:27 United States Attorney,  
Peter Rodino Federal Building, 970 Broad Street, Suite 700, Newark, NJ 07102-2527  
516872294 +E-mail/PDF: EBN\_AIS@AMERICANINFOSOURCE.COM Jul 09 2020 23:38:02 Verizon,  
by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901  
TOTAL: 11

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

516630130 Albert Russo, Standing Chapter 13 Trustee  
cr\* +Gorski & Knowlton PC, 311 Whitehorse Avenue, Suite A, Hamilton, NJ 08610-1430  
516630144\* +IRS, PO Box 7346, Philadelphia, PA 19101-7346  
516630142 ##+Horizon Blue Cross Blue Shield of NJ, PO Box 10193, Newark, NJ 07101-3117  
516630153 ##+Sure Recovery Service, PO Box 818, Jackson, NJ 08527-0818

TOTALS: 1, \* 2, ## 2

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++++' were corrected as required by the USPS Locatable Address Conversion System (LACS).

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 11, 2020

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 8, 2020 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Albert Russo docs@russotrustee.com  
Allen I Gorski on behalf of Creditor Gorski & Knowlton PC agorski@gorskiknowlton.com  
Candyce Ilene Smith-Sklar on behalf of Debtor Jorge E. Nieves, Jr. mail@njpalaw.com,  
r56958@notify.bestcase.com  
Denise E. Carlon on behalf of Creditor The Bank of New York Mellon, Et Al...  
dcarlon@kmlawgroup.com, bkggroup@kmlawgroup.com  
Sherri Jennifer Smith on behalf of Creditor The Bank of New York Mellon, Et Al...  
nj.bkecf@fedphe.com, nj.bkecf@fedphe.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7